

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
May 1, 2012**

The regular session of the Auburn City Planning Commission was called to order on May 1, 2012 at 6:00 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Snyder, Worthington, Young, Vitas & Spokely

COMMISSIONERS ABSENT:

STAFF PRESENT: Will Wong, Community Development Director
Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLIGIENCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING ITEMS

- A. CONTINUED PUBLIC HEARING FOR VARIANCE – 1650 RIDGEVIEW CIRCLE (GRULICH GARAGE VARIANCE) – FILE VA 12-02.** The applicant requests approval of a Variance to allow construction of a ±530 sq. ft. garage/workroom with a ±0 foot side yard setback in lieu of a 7.5 foot side yard setback; ±12.5 front yard setback in lieu of a 20 foot setback; and, to allow a second floor on an accessory building in the Single Family Residential (R-15) Zone (*This item was continued from the April 3, 2012 meeting*)

Planner Lowe presented the Variance request and discussed background and following up information requested by the Planning Commission.

Commissioner Worthington inquired about the enforcement of the parking restrictions by the HOA.

Planner Lowe noted the parking restrictions would be enforced by the HOA and City citation.

Chairman Spokely spoke with an HOA board member and verified that the HOA would eventually levy fines with continued violations.

Director Wong clarified the City's ability to cite if any violations occur.

Chairman Spokely noted that with the dimensioned site plan, it appears to be clear that the retaining wall will impact the trees.

Chairman Spokely also noted that the new grading costs of just under \$18,000 seems to be reasonable.

The Planning Commission discussed the trees, grading costs and other design options.

Commissioner Snyder joined the Planning Commission.

Chairman Spokely opened the public hearing.

Mr. Karl Grulich of 1650 Ridgeview Circle addressed the commission and discussed his proposal.

Mr. Grulich noted that he wanted to utilize the existing improvements since the sewer lift station improvements have been removed.

Mr. Grulich answered questions from the Commission.

Commissioner Worthington asked what additional measures could be imposed to alleviate parking over the sidewalk and discussed various options.

Commissioner Young thanked the applicant for coming back with the information requested.

Chairman Spokely noted that the applicant is requesting three variances and that he is comfortable with two of the three and believes that the garage should be moved back to a minimum of 18 feet.

Chairman Spokely asked the applicant if he would be willing to move the garage back an additional 4 feet?

Mr. Grulich replied that the additional costs with grading would make the project financially infeasible and that he probably would use the property for parking without the garage.

Chairman Spokely closed the public hearing.

Commissioner Young asked what could be done to assure that there is no parking over the sidewalk.

Planner Lowe noted that two options are available: One, as Commissioner Worthington discussed, could be to paint the driveway and provide signage. The second option would be to provide a deed notice to be recorded with the property.

Director Wong noted that painting and signage is really not appropriate in a residential zone; however, to include a condition that requires a recorded disclosure about the parking can be easily accomplished.

Commissioner Young felt comfortable with the proposal if a disclosure could be attached to the deed so future owners are aware of the parking limitations.

Commissioner Vitas felt comfortable with the project as proposed with the proposed new condition.

Chairman Spokely noted that he still is not comfortable with the front yard setback and lack of parking and cannot support the front yard variance.

Commissioner Vitas **MOVED** to adopt the resolution and actions as presented with the following added conditions:

1. Prior to the issuance of a building permit, the plans shall specify that automatic garage door openers shall be installed. The installation of the automatic garage door openers shall be verified prior to final inspection by the Planning Department.
2. Prior to the issuance of a building permit, a deed restriction shall be recorded with the County Recorder's Office that prohibits parking upon the sidewalk and other relevant variance conditions of approval. Document shall be subject to the review and approval of the City Attorney and Community Development Department. Applicant shall be responsible for the cost of the City Attorney.

Commissioner Young **SECONDED** the motion.

AYES:	Snyder, Worthington, Vitas, and Young
NOES:	Spokely
ABSTAIN:	None
ABSENT:	None

The motion was **APPROVED**.

B. VARIANCE – 110 RUBY STREET (SHERIFF VARIANCE) – FILE VA 12-03.

The applicant requests a Variance to allow two required parking spaces to be located in the front yard setback in the Medium Density Multiple Family Residential (R-3) Zone.

Planner Lowe presented the Variance request and discussed background and reasons for the variance.

Commissioner Worthington asked about the multiple family zoning and if the project meets the standards in the multiple family zone.

Planner Lowe replied that, with the exception of the parking, the project meets the standards in the multiple family zone.

Chairman Spokely asked about the site visibility issue and whether or not the parking spaces could be moved to the south to accommodate a 4 foot landscaping planter?

Planner Lowe noted that the parking spaces could be moved to the south to accommodate a landscape strip.

Commissioner Snyder asked about the storm drainage and piping that was installed previously.

Planner Lowe discussed the prior Parcel Map and improvements that were required and completed. An easement has been reserved to accommodate the drainage improvements.

Commissioner Snyder asked about the building restrictions on the easement?

Planner Lowe noted that the easement was for drainage improvements and did not know specifically what restrictions were imposed on building, but that the project is located outside of the easement.

Commissioner Snyder questioned whether or not the parking could be turned 90 degrees for better circulation.

Chairman Spokely opened the public hearing.

Ben and Stephanie Sheriff, applicants, addressed the commission and discussed their project.

Chairman Spokely asked if they were agreeable to adding a landscape strip?

Ben Sheriff replied that he had no objection to the landscape planter strip.

Ben Sheriff noted that the planter strip should not create a sight visibility or backing distance problem.

Chairman Spokely asked about the drainage.

Stephanie Sheriff replied that water does not flow overland to Ruby Way.

Commissioner Worthington asked about the 6 foot solid fence that could be constructed.

Planner Lowe described the 6 foot solid fence that could be constructed.

The Planning Commission discussed perpendicular parking vs. angled parking.

Commissioner Snyder **MOVED** to adopt the resolution and actions as modified with the additional condition to add a landscape strip:

A minimum four foot planter shall be installed along the east fence line fronting the parking spaces. The parking spaces shall be moved south to the extent possible provided that a minimum backing distance of 23 feet is required onto Ruby Street.

Commissioner Worthington **SECONDED** the motion.

AYES:	Snyder, Worthington, Vitas, Young & Spokely
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was **APPROVED**.

VI. COMMISSION BUSINESS

None

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong noted that the next City Council meetings will be on June 11, 2012 to discuss the ARD fee study and discussion of Certified Local Governments.

B. Future Planning Commission Meetings

Director Wong noted that a Commission hearing is scheduled for June 5, 2012

C. Reports

None

VIII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

IX. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

X. ADJOURNMENT

The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Lance E. Lowe, AICP